Davidson County DEEDQC
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20170317-0026399

Commitment Number: OS3300-17002109

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Coraopolis, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Rachel Loy, Barry Keane and **Deborah Keane**, 521 Foothill Drive, Nashville, TN 37217

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
119-03-0-156.00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): quitclaim for no consideration

Rachel Loy NKA Rachel Keane, **Barry Keane** and **Deborah Keane**, hereinafter grantors, whose tax-mailing address is **521 Foothill Drive, Nashville, TN 37217**, for $ 0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Rachel Keane**, **Barry Keane** and **Deborah Keane**, hereinafter grantees, whose tax mailing address is **521 Foothill Drive, Nashville, TN 37217**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The land hereinafter referred to is situated in the City of Nashville, County of Davidson, State of TN, and is described as follows: Land in Davidson County, Tennessee, being Lot No. 85-A on the Plan of Section 2, Hill N Dale of record in Plat Book 4175, Page 5, as amended in Book 5104, Page 822, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Said Lot No. 85-A fronts 109.12 feet along the Northerly margin of Foothill Drive and runs back 186 feet on the Westerly line and 141.23 feet on the Northeasterly line to a line in the rear, measuring 46.20 feet thereon.

Being the same property conveyed from Bank of New York as trustee for the Certificateholders of CWABS Inc. Asset Backed Certificates Series 2005-11 to Rachel Loy and Barry Keane and Deborah Keane by deed dated September 30, 2009 and recorded October 23, 2009 in Instrument Number 20091023-0098141, of Official Records.
APN: 119-03-0-156.00
Property Address is: 521 Foothill Drive, Nashville, TN 37217

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at Instrument 20091023-0098141 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 119-03-0-156.00

Executed by the undersigned on March 11, 2017:

Rachel Loy NKA Rachel Keane

Barry Keane

Deborah Keane

STATE OF South Carolina
COUNTY OF Oconee

The foregoing instrument was acknowledged before me on March 11, 2017 by **Rachel Loy NKA Rachel Keane**, **Barry Keane** and **Deborah Keane** who are personally known to me or have produced Valid Drivers Licenses identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Notary Public

My Commission Expires Oct. 30, 2025

RUBY MACKEY-TAYLOR
Notary Public, State of South Carolina
My Commission Expires Oct. 30, 2025

TRUE COPY CERTIFICATION

I *Mark Bauwin*, DO HEREBY MAKE OATH THAT I AM A LICENSED ATTORNEY AND/OR THE CUSTODIAN OF THE ELECTRONIC VERSION OF THE ATTACHED DOCUMENT TENDERED FOR REGISTRATION HEREWITH AND THAT THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL DOCUMENT EXECUTED AND AUTHENTICATED ACCORDING TO LAW.

SIGNATURE

STATE OF PENNSYLVANIA

COUNTY OF ALLEGHENY

PERSONALLY APPEARED BEFORE ME, *SHANNON MCINTYRE*, A NOTARY PUBLIC FOR THIS COUNTY ALLEGHENY AND STATE OF PENNSYLVANIA WHO ACKNOWLEDGES THAT, *MARK BAUWIN* PERSONALLY APPEARED AND AFFIRMS THAT THIS CERTIFICATION OF AN ELECTRONIC DOCUMENT IS TRUE AND CORRECT AND WHOSE SIGNATURE I HAVE WITNESSED.

Notary Signature

06/18/2020

Notary Commission Expires

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SHANNON MCINTYRE
Notary Public
MOON TWP, ALLEGHENY COUNTY
My Commission Expires Jun 18, 2020